

069.0

0004

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

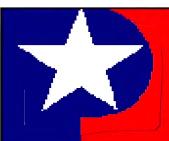
821,900 / 821,900

USE VALUE:

821,900 / 821,900

ASSESSED:

821,900 / 821,900


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
47		DAVIS AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CHARTIER JOSEPH M &	
Owner 2: KOFT JOANNA	
Owner 3:	
Street 1: 47 DAVIS AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

Source: Market Adj Cost	Total Value per SQ unit /Card: 385.78	/Parcel: 385.78
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Legal Description							User Acct
							44357
							GIS Ref
							GIS Ref
							Insp Date
							11/01/18

USER DEFINED

Prior Id # 1: 44357
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

PREVIOUS OWNER

Owner 1: MURRAY STEVEN -
Owner 2: -
Street 1: 47 DAVIS AVE
Twn/City: ARLINGTON
St/Prov: MA

Postal: 02474	Type:
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NARRATIVE DESCRIPTION

This parcel contains .119 Sq. Ft. of land mainly classified as
One Family with a Colonial Building built about 1948, having
primarily Vinyl Exterior and 2130 Square Feet, with 1 Unit, 1
Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5165	Sq. Ft.	Site			0	70.	1.11	12									402,467						402,500	

PREVIOUS ASSESSMENT							Parcel ID	069.0-0004-0012.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2022	101	FV	409,600	9,800	5,165.	402,500	821,900	Year end
2021	101	FV	397,100	9800	5,165.	402,500	809,400	Year End Roll
2020	101	FV	397,100	9800	5,165.	402,500	809,400	Year End Roll
2019	101	FV	294,700	10300	5,165.	373,700	678,700	678,700 Year End Roll
2018	101	FV	294,700	10300	5,165.	373,700	678,700	678,700 Year End Roll
2017	101	FV	294,700	10300	5,165.	327,700	632,700	632,700 Year End Roll
2016	101	FV	294,700	10300	5,165.	299,000	604,000	604,000 Year End
2015	101	FV	287,400	10700	5,165.	264,500	562,600	562,600 Year End Roll

SALES INFORMATION										TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
MURRAY STEVEN,	54689-36		5/14/2010		527,000	No	No						
	15154-512		8/1/1983		115,000	No	No	Y					

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name						
9/10/2013	1346	Re-Roof	2,000	C						11/1/2018	MEAS&NOTICE	CC	Chris C						
10/27/2010	2209	Redo Kit	42,500							1/22/2014	Info Fm Prmt	EMK	Ellen K						
6/17/1996	261	Manual	15,500							4/21/2011	Info Fm Prmt	BR	B Rossignol						
										12/11/2008	Meas/Inspect	345	PATRIOT						
										11/2/1999	Inspected	264	PATRIOT						
										10/7/1999	Mailer Sent								
										10/7/1999	Measured	263	PATRIOT						
										7/30/1993		EK							

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

